This instrument was prepared by James [illegible], 100 39th. Ave. No. Nashville, Tenn.

BOOK 5424 PAGE 286

WARRANTY DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jimmy D. Byford	same	Map 91-9
(NAME)	(NAME)	
541 Starliner Drive		par 57
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	91-9-103 Jy
Nashville, Tenn.		
(CITY) (P. O. ZONE) (STATE)	(CITY) (ZONE) (STATE)	

For and in Consideration of the sum of.....

Twenty Six Thousand ($26,000.00) and no/100 - *DOLLARS*

cash in hand paid by Jimmy D. Byford and wife Jeanette Byford, the receipt of which is hereby acknowledged.

I, Frances T. Spence, a widow,

.....*have bargained and sold, and by these presents do transfer and convey unto the said* Jimmy D. Byford and wife Jeanette Byford

their .....*heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:*

Being the west 75 feet except an area 6x39.2 feet of lots 22 and 31 on the Plat of T. M. Wall's Subdivision of lots 18, 19 and 20 of the B. F. Cockrill Land, as of record in book 421, page 47, Register's Office for said County, described according to a survey dated August 12, 1963, by Z. J. Wilkinson, Surveyor, as follows:

Beginning in the southerly margin of Robertson Ave. or St., at an iron pin located at the common northerly corner of lots 22 and 23 in said Subdivision, and running thence southwardly, along the line between said lots 217.8 feet to the common rear corners of lots 22, 23, 30, and 31; thence continuing southwardly, along the line between lots 30 and 31, a distance of 217.8 feet to the northerly margin of Deal Ave; thence along the same, eastwardly 75 feet to a point which is 25 feet west of the southeasterly corner of lot 31; thence northwardly along a line parallel with and 25 feet west of the easterly line of lot 31, a distance of 217.8 feet to a point which is 25 feet west of the common rear corners of lots 21, 22, 31 and 32; thence continuing northwardly, along a line parallel with and 25 feet west of the easterly line of lot 22, a distance of 33.6 feet; thence westwardly, along a line parallel with Robertson Ave. or St. 6 feet to a point; thence northwardly along a line parallel with the easterly line of lot 22, a distance of 39.2 feet to a point; thence eastwardly and parallel with Robertson Ave. or St. 6 feet to a point, which is 25 feet west of the easterly line of lot 22 thence northwardly, along a line parallel with and 25 feet west of the easterly margin of lot 22, a distance of 145 feet to an iron pin in the southerly margin of Robertson Ave. or St; thence westwardly, along the same, 75 feet to the beginning.

Being the same property conveyed to Delbert T. Spence and wife Frances T. Spence by deed from Paul T. Tittle and wife, of record in book 3806, page [illegible] Register's Office, the said Delbert T. Spence having since died.

STATE OF TENNESSEE
COUNTY OF DAVIDSON } The actual consideration or value whichever is greater, for this transfer is $ 26,000

Subscribed and sworn to before me, this the 20TH day of April 19 70

Frances T. Spence
Affiant

My commission expires: 1-15-83
(Affix Seal)

A. B. Duncan
Notary Public

NOTARY PUBLIC DAVIDSON COUNTY

This is unimproved ( ) improved (X) property, known as 6121 (House Number) Robertson Ave. (Street) Nashville, Tenn. P. O. Address: (City or Town)

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Jimmy D. Byford and wife Jeanette Byford their *heirs and assigns, forever.*

And I *do covenant with the said* Jimmy D. Byford and wife Jeanette Byford *that* I am *lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered,* except taxes for the year 1979, which are prorated and assumed by grantees.

And I, Frances B. Spence *do further covenant and bind* myself my *heirs and representatives, to warrant and forever defend the title to the said land to the said* Jimmy D. Byford and wife Jeanette Byford their *heirs and assigns against the lawful claims of all persons whomsoever.*

Witness my *hand this* 20TH *day of* April, *19* 79, *the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.*

Frances B. Spence

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, H. B. Duncan, *a Notary Public in and for said County and State, the within named* Frances P. Spence

the bargainor....., *with whom I am personally acquainted, and who acknowledged that* she *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, *Tennessee, this* 24 *day of* April, *19* 79.

H. B. Duncan
Notary Public

H. B. DUNCAN NOTARY PUBLIC DAVIDSON CO. TN

Commission Expires 1-15-83

STATE OF.....
COUNTY OF.....

Personally appeared before me, ..., *a Notary Public in and for said County and State, the within named*.....

the bargainor....., *with whom I am personally acquainted, and who acknowledged that*.....
executed the within instrument for the purposes therein contained.

Witness my hand and official seal at....., *this*.....
day of....., *19*.....

....., *Notary Public.*

Commission Expires.....

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, ..., *a Notary Public of the State and County aforesaid, personally appeared*....., *with whom I am personally acquainted, and who, upon oath, acknowledged*.....*self to be*.....*of the*....., *the within named bargainor, a corporation, and that* .....*he as such*....., *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by*.....*self as*.....

Witness my hand and seal, at office in.....,
this.....*day of*....., *19*.....

.....
Notary Public

Commission Expires.....

WARRANTY DEED

FROM

Frances B. Spence

TO

Jimmy D. Byford, et ux

F-25248

IDENTIF. REFERENCE

APR 20 2 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

Compliments of
Chicago Title Insurance Company
S. W. Corner Third & Union
Phone 256-2656
NASHVILLE, TENNESSEE 37201

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

BOOK 5424 PAGE 290

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MS - MISCELLANEOUS
MO - MORTGAGE	MR - RELEASE	ST - STATE TAX CONVEY.
WD - WARRANTY DEED	UC - UNIFORM COMMERCIAL CODE	ST - STATE TAX MORT.
TD - TRUST & DEED		PF - PROBATE FEES

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			26000.00- CO	
			67.60 CO TX	
			.50 PRFEE	
			8.00 WDEED	
			CHECK	76.10-
			7483A04/20/79 BAL	.00

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

F. 25248

IDENTIF. REFERENCE

APR 20 2 29 PM '79

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY, TENN.

No. 878785